



## **BOUNTIFUL CITY PLANNING COMMISSION**

**Tuesday, September 20, 2022  
6:30 p.m.**

### **AMENDED AGENDA**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the minutes for July 19, 2022
3. Approval of the minutes for August 16, 2022
4. 1791 S Renaissance Towne Dr – Lot 11 - Zoning Amendment to amend the approved Renaissance Towne Centre Development Plan – Brian Knowlton, applicant – *Planning Director Francisco Astorga*
5. Work Session to discuss Bountiful City Landscaping Code – *Planning Director Francisco Astorga*
6. Training – Chapter 1 and Chapter 2 of “Ground Rules: Your Handbook to Utah Land Use Regulation” – *Senior Planner Amber Corbridge*
7. Planning Director’s report, review of pending applications and miscellaneous business.
8. Adjourn



Draft Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**July 19, 2022**

1  
2  
3  
4  
5 Present: Commission Members Alan Bott (vice-chair), Lynn Jacobs (Chair), Jim Clark,  
6 Krissy Gilmore, Sean Monson and Sharon Spratley  
7 City Attorney Clinton Drake  
8 City Engineer Lloyd Cheney  
9 Planning Director Francisco Astorga  
10 Asst City Planner Nicholas Lopez  
11 Recording Secretary Darlene Baetz  
12  
13 Excused: Councilwoman Cecilee Price-Huish  
14  
15

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16  
17 **1. Welcome.**

18 Chair Jacobs opened the meeting at 6:31 pm and welcomed all those present.  
19  
20

21 **2. Approval of minutes for May 17, 2022.**

22  
23 MOTION: Commissioner Spratley made a motion to approve the minutes for May 17, 2022 as  
24 written. Commissioner Clark seconded the motion. (Agenda stated May 3, 2022, corrected date of  
25 minutes should be May 17, 2022.)  
26

27 VOTE: The motion passed unanimously (5-0).  
28

29 **3. 143 East 1400 South – Conditional Use Permit in written form for a detached garage greater**  
30 **than 10% buildable, Kevin Kellersberger, applicant – Assistant Planner Nicholas Lopez**

31 Assistant Planner Lopez presented the item. This item was originally approved on February 1, 2022  
32 but still needed the written form approved.  
33

34  
35 MOTION: Commissioner Clark made a motion to approve the Conditional Use Permit in written  
36 form for a detached garage greater than 10% buildable for 143 East 1400 South. Commissioner  
37 Spratley seconded the motion.  
38

39 VOTE: The motion passed unanimously (5-0).  
40

41 **4. 374 East Center Street – Conditional Use Permit in written form for a detached garage greater**  
42 **than 10% buildable, GT Knight, applicant - Assistant Planner Nicholas Lopez**

43 Assistant Planner Lopez presented the item. This item was originally approved on February 1, 2022  
44 and but still needed the written form approved.  
45

46  
47 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit in written  
48 form for a detached garage greater than 10% buildable for 374 East Center Street. Commissioner  
49 Clark seconded the motion.  
50

1 VOTE: The motion passed unanimously (5-0).  
2

3 Before items 5 and 6 were presented, Engineering Director Cheney stated that the City has previously  
4 processed lot line adjustments through the Administrative Committee, but a change in the State Code  
5 now necessitates that these requests be processed as amended subdivision plats where the properties  
6 involved are part of an existing platted subdivision and involve a parcel with an existing residential  
7 structure.  
8

9 **5. 433 East 775 North - Lot Line Adjustment – Engineering Director Lloyd Cheney**  
10

11 Engineering Director Cheney presented the item. The property owners were not in attendance.  
12

13 The applicants, Brad and Karen Strong, requested approval of a lot line adjustment to the two  
14 properties prior to the approval of a building permit for the construction of a detached garage. The  
15 properties are located in the Single Family (R-4) zone and consists of Lot 18 which is .24 acres in the  
16 Foothill Acres Plat A Subdivision and a 0.5 acre landlocked parcel to the north. This zone requires a  
17 minimum lot size of 8,000 square feet and a minimum frontage of 70 feet. Lot 18 meets these  
18 requirements and when combined with the rear parcel, the standards will be exceeded and will not  
19 create a new building lot.  
20

21 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
22 council for the approval of the Lot Line Adjustment for 433 East 775 North with the two (2)  
23 conditions outlined by staff. Commissioner Monson seconded the motion.  
24

25 VOTE: The motion passed unanimously (5-0).  
26

27 **CONDITIONS:**

- 28 1. Prepare a final plat after making any minor corrections identified during the review process.
  - 29 2. Provide a current title report.
- 30

31 **6. 4225 South Summerwood Dr and 441 East Summerwood Circle - Lot Line Adjustment -**  
32 **Engineering Director Lloyd Cheney**  
33

34 Engineering Director Cheney presented the item. The property owners were not in attendance.  
35

36 The applicants, John and Julie Hall and Shanna Hale requested approval of a lot line adjustment to  
37 the two properties in the Single-Family Foothill (R-F) zone. The Halls are currently constructing a  
38 new single-family home at 4225 South Summerwood Dr. The applicants are requesting approval to  
39 exchange approximately 5,179.50 square feet. This exchange would result in both lots sizes being a  
40 similar size. Any new improvements involving grading or structures would need an appropriate  
41 application and review process prior to any permit to be issued. There is an easement that will be  
42 vacated at the rear of  
43

44 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
45 Council for the approval of the Lot Line Adjustment for 4225 South Summerwood Dr and 441 East  
46 Summerwood Circle with the two (2) conditions outlined by staff. Commissioner Monson seconded  
47 the motion.  
48

1 VOTE: The motion passed unanimously (5-0).  
2

3 CONDITIONS:

- 4 1. Prepare a final plat after making any minor corrections identified during the review process.  
5 2. Provide a current title report.  
6

7 *Commissioner Bott arrived at 6:52. Planning Commission was continued in the Council Conference*  
8 *Room for the remainder of the meeting.*  
9

10 **7. Work Session to discuss Bountiful City Landscaping Code – Planning Director Francisco**  
11 **Astorga**

12  
13 *There was a letter given to the Commissioners and staff that has been attached from a citizen Jack E.*  
14 *Holt.*  
15

16 The City Council held a Landscaping Ordinance Work Session on June 21, 2022 and asked the  
17 Planning Commission for a review of the Land Use Code landscaping regulations prioritizing  
18 aesthetics and water conservation.  
19

20 Planning Director Astorga discussed the current Landscape Code and asked the Planning  
21 Commissioner for their opinions and to give staff any comments or changes that they would  
22 recommend. Since 2007 the current ordinance has allowed the grass to be removed in the strip.  
23

24 After discussion, Planning Commissioners would like to see changes to the following items:  
25

- 26 - Aggregate should be one inch which would include gravel.  
27 - Trees are required and should be every 40 feet.  
28 - Shrubs and vegetation should meet a 50% minimum  
29 - Xeriscape – Bountiful City currently does not have any standards for landscaping behind the park  
30 strip. Commissioners asked staff to investigate other States code, perhaps Arizona’s code.  
31

32 Chair Jacobs adjourned the meeting at 8:21 p.m.



Draft Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**August 16, 2022**

Present: Commission Members Lynn Jacobs (Chair), Alan Bott (vice-chair), Jim Clark,  
Krissy Gilmore, Sean Monson and Sharon Spratley  
Councilwoman Cecilee Price-Huish  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
Asst City Planner Nicholas Lopez  
Recording Secretary Darlene Baetz

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*Meeting was moved to the Planning Conference Room at City Hall.*

**1. Welcome.**

Chair Jacobs opened the meeting at 6:39 pm and welcomed all those present.

**2. Work Session to discuss Bountiful City Landscaping Code – *Planning Director Francisco Astorga***

The City Council held a Landscaping Ordinance Work Session on June 21, 2022 and asked the Planning Commission for a review of the Land Use Code landscaping regulations prioritizing aesthetics and water conservation.

Planning Director Astorga discussed the current regulations from Weber Basin and the Planning Commission’s comments from the previous July 19, 2022 meeting. He noted the following items were to be discussed at this meeting:

a. Turf Grass (Lawn) Limitations

- Staff discussed the brochure and the regulations that West Valley City produced in early 2022.
- Engineering Director Cheney discussed problems that arise with the repairs from the utility companies in the park strip. He doesn’t feel that we can mandate the guidelines for installation but would like to see the city leave it to the manufacture’s guidelines for installation.
- Commissioners discussed the possible location of turf that would be allowed.

b. Xeriscaping Private Areas

- Staff discussed regulations that are in place in Layton City for Multi-family/Commercial.

c. Planning Commission Comments

d. Next Step

Commissioner Bott feels that water conservation is a big deal and would like to see the city offer as many options as possible.

Staff discussed cleaning up the current language for “Park-strip Xeriscaping” and “Landscaping”. Commissioners were concerned about the huge financial obligations and possible struggle for property owners to afford the new home landscaping regulations

1 Commissioners stated that they would like to see a variety of materials in the front yard and not to  
2 include the entire yard with rocks or turf. They want to see a regulation of more than one tree and  
3 perhaps tying it to the frontage requirements. They feel that Weber Basin Water Conservancy District  
4 list is a good place to start. They discussed the possibility of replicating the Commercial regulations  
5 with the different numbers of shrubs that is needed.  
6

7 After discussion, Planning Commissioners would like to see changes to the following items:  
8

- 9 - Clean up of definitions for park-strip xeriscape and language.
- 10 - Aggregate should be one inch

11  
12 Chair Jacobs adjourned the meeting at 8:02 p.m.

DRAFT



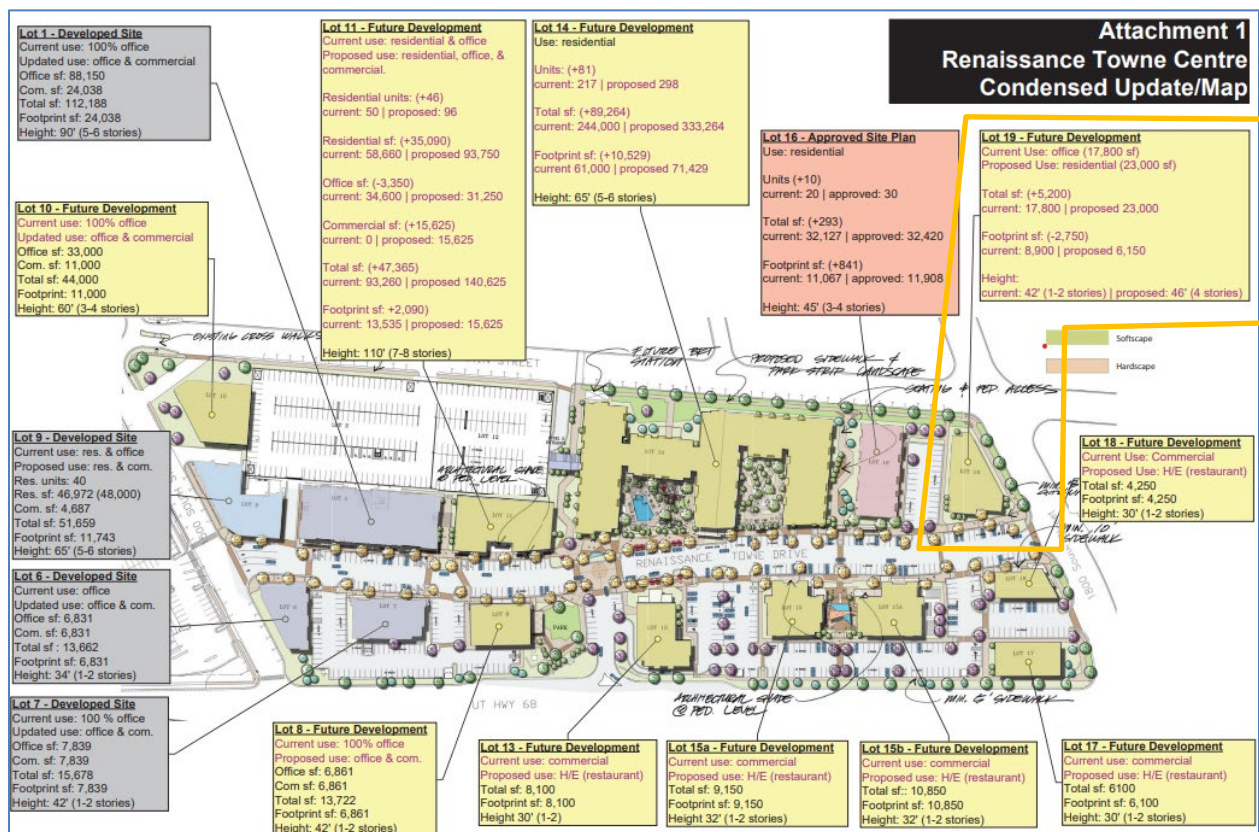
# Planning Commission Staff Report

**Subject:** Renaissance Towne Centre Lot 11 - Development Plan Amendment  
**Property:** 1791 South Renaissance Towne Drive  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** September 20, 2022

## Background

The property owner, Brian Knowlton, submitted an application to amend the Renaissance Towne Centre (RTC) Development Plan specifically and solely amending platted Lot 11 (formerly identified on the Development Plan as site 19). On May 28, 2019, the City Council approved an overall Zone Change from General Commercial (C-G) to Mixed Use-Residential (MXD-R) with its accompanying Development Plan. On April 27, 2021, the City Council approved the a Development Plan Amendment which affected most sites throughout the development including the subject site.

The 2021 amendment authorized a 23,000 square foot (approx.) multi-family residential building consisting of 26 units at a maximum building height of 46 feet within (now platted) Lot 11. See 2021 condensed update below with the highlights of the subject site:



The site received Architectural/Site Plan approval from the City Council on July 27, 2021. That approval expired on July 27, 2022, as the property owner choose not to pursue a building permit for the approval. The property owner filed this Amendment as his plans have changed. The current proposal includes amending the Development Plan specifically and solely affecting Lot 11 to reflect:

- 12,500 square feet of *non-residential* space on the southeast corner (T-intersection) of 1800 South and Renaissance Towne Drive with a maximum building height of 69 feet (6 stories).  
*Non-residential space in the MXD-R zone is referred to permitted uses in the MXD other than residential including office, commercial, institutional/public, and hotel/entertainment (including restaurant), as specified in the MXD Code.*
- 17 townhouses with a maximum building height of approximately 35 feet (13 two-bedroom and 4 one-bedroom townhouses).

### Analysis

The following chart further illustrates the former approval (2019), the current amendment (2021), and the current proposal:

	<b>2019 Approval:</b>	<b>2021 Amendment:</b>	<b>2022 Proposal:</b>
<b>Specified Use:</b>	Office	Residential	Mixed use (residential and non-residential)
<b>Approx. building Square Footage</b>	17,800 sf.	23,000 sf. shown on the Development Plan.  <i>38,660 sf. shown on the approved 2021 Site Plan Review (parking added to the calculation) which included 26 units in the form of one apartment building</i>	<u>12,500 sf.</u> of non-residential space  <u>28,890 sf.</u> of residential units in the form of 17 townhouses, including the garage.  <u>41,390 sf (overall)</u>
<b>Max. Building Height</b>	42 feet 2 floors 1-2 stories	46 feet  <i>(as a definitive measure, not based on # of floors or # of stories)</i>	69 feet for the non-residential space (footprint of 2,500 sf.)  35 feet (approx.) for the townhouses
<b>Setback from Main St.</b>	20 feet, min.	No change requested	10 feet, min. for 3 proposed townhouses along Main towards the corner on 1800 South

<p><b>Potential Arch. Design</b></p>	 <p>View angle not specified</p>	 <p>View from Main Street and 1800 South (south elevation).</p>	 <p>View from Main Street and 1800 South (east elevation)</p> <p>See attachment 2 RTC Lot 11 Conceptual Exterior Perspectives</p>
<p><b>Concept Site Plan</b></p>			

Use and Potential Architectural Design

Staff does not have any concerns regarding amending the use of the site as it was originally General Commercial (C-G), master planned to have office building in 2019, then reclassified as an apartment building (residential) in 2021, and at this time being requested as a non-residential space as permitted in the MXD-R ordinance relating to the following uses:

Office

- Professional offices*
- Banks and credit unions*
- Medical clinics*
- Artist studios*

Commercial

- Convenience stores – without fuel sales*
- Grocery stores – maximum 50,000 square feet per tenant*
- Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors*
- Personal services and improvements*
- Health Clubs*

Institutional/Public

*Medical clinics  
Colleges/Universities/Educational Services  
Museums  
Open space/Park  
Convention center/Assembly/Auditorium  
Government offices  
Places of worship  
Municipal Facilities*

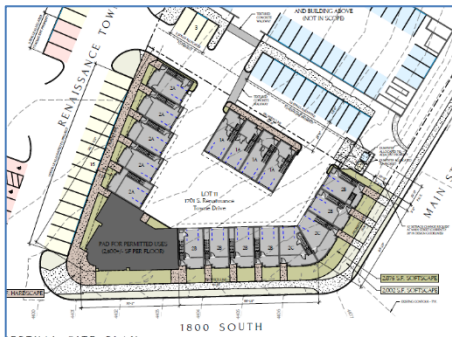
*Hotel/Entertainment*

*Hotels – Rooms off interior corridors (no motor lodges)  
Recreation – Indoor/Outdoor  
Restaurants and private clubs – without drive-up window  
Fast-food restaurant  
Movie Theaters - Indoor  
Convention center/Assembly/Auditorium*

The current proposal includes a mixed-use development approach with this corner lot, likely office and/or retail and 17 townhouses around the non-residential node. Townhouses have not been included at RTC Development Plan and staff finds that it does provides a diverse mix of residential housing options within the development. Staff supports the proposed use amendment, with modifications. Staff also supports the amendment in the graphic representation of the site from the requested change from one (1) apartment building to a mix of uses within a site based on the findings found throughout this staff report.

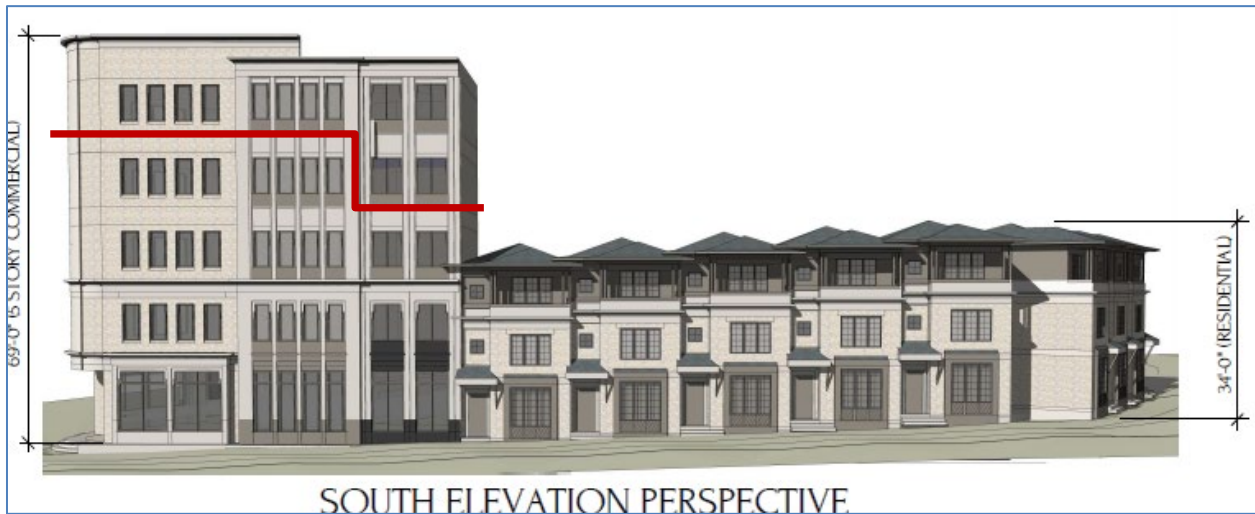
Height

The MXD Code indicates that the height is established as part of the Development Plan with default of 20 feet, min., and 35 feet, max. The 2019 approval established a max. of 42 feet which was amended in 2021, at the request of the property owner, to a max. of 46 feet. The applicant requests the proposed added height of the non-residential node located on the corner of 1800 South and Renaissance Towne (RT) Drive from the 46 feet, max., to 69 feet, max. (+23 feet). The requested height is illustrated in the conceptual site plan below in the darker gray (left) and a concept rendering shown below (right).



View from mid-block 1800 South looking northeast (corner of 1800 South and Renaissance Towne Drive).

Staff finds that the transition from the proposed townhouses, at approx. 35' around the non-residential building, to 69' is too drastic and that additional massing mitigation would be appropriate based on the proposed development pattern from the townhouses to the non-residential building. Staff recommends mitigating the change by dropping the proposal of the non-residential building to four (4) stories instead of five (5) with an approx. building height of 55 feet and considering a pyramid effect transitioning to approx. 45 feet back and then back to 35 feet of the proposed townhouses, see diagram below.



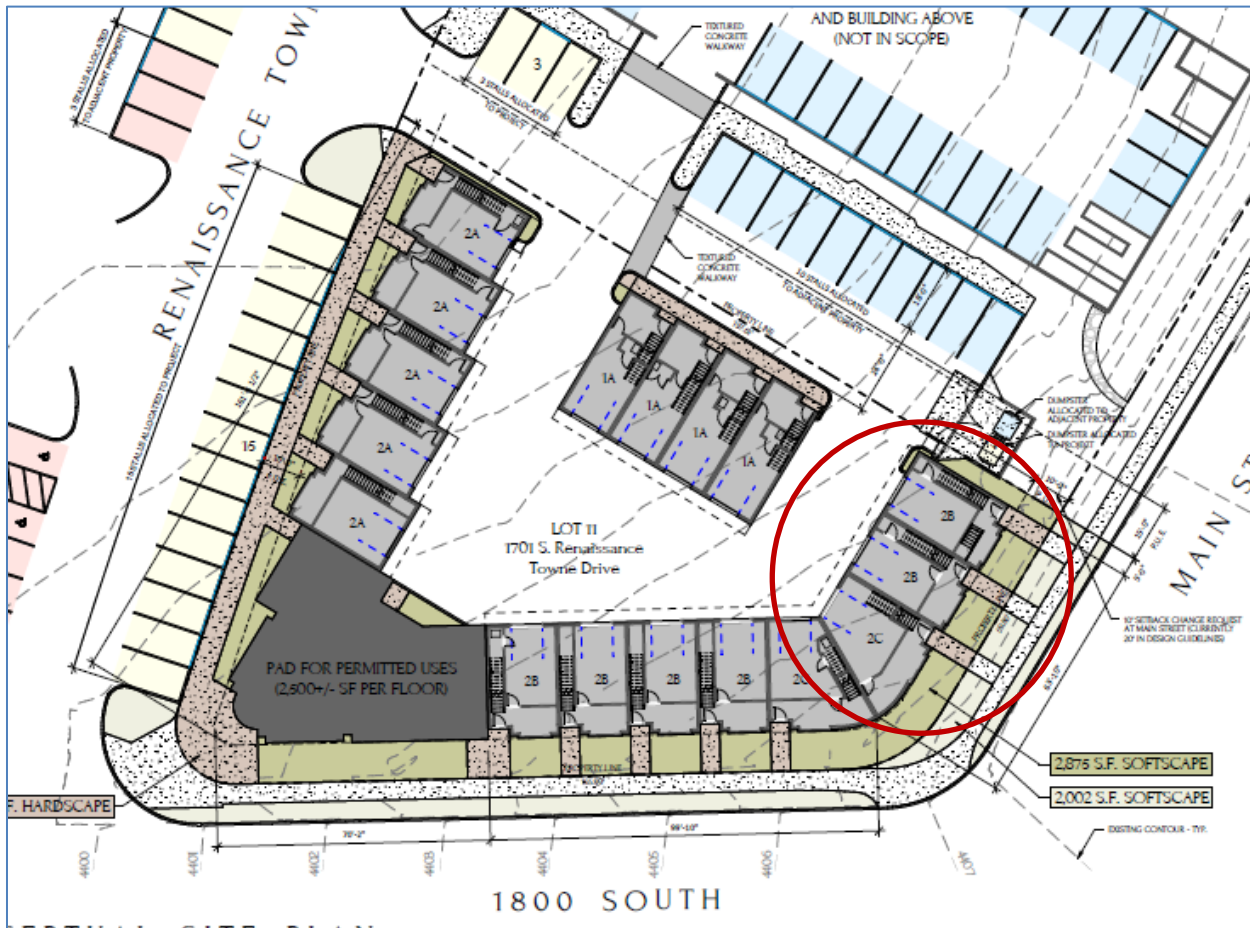
Staff finds that this mitigation would help the effects of the difference in height in the two (2) types of buildings and softens the transition. The non-residential node is not adjacent to single-family residential (max. height of 35 feet) east of Main Street. Staff does not recognize any possible of issues of negatively affecting the car dealership on 1800 South in the General Commercial (C-G) Zone (max. height of 45 feet) found in Staff's recommendation. Based on the proposed location of the non-residential building, Staff supports the height amendment for the non-residential node as described herein with an approximate building height of 55 feet transitioning to 45 feet as the building gets closer the proposed townhouses. Staff's recommendation also applies to the west elevation, Renaissance Towne Drive.

Staff acknowledges the established height parameters assigned to this site in 2019 and amended in 2021; however, Staff finds that these height parameters were established in conjunction to a cohesive review off the proposal tied to site specific conceptual representations/diagrams that were originally presented when the Development Plan was approved.

#### Setback.

The MXD Code indicates that building setbacks are established as part of the Development Plan with default a of 30 feet, min., and 50 feet, max. The 2019 approval established a minimum setback of 5 feet from all property lines, except for Main Street, which is 20 feet, min.

Planning Staff supports the proposed reduced Main Street setback of 20 feet to 10 feet for the three (3) proposed townhouses as illustrated below:



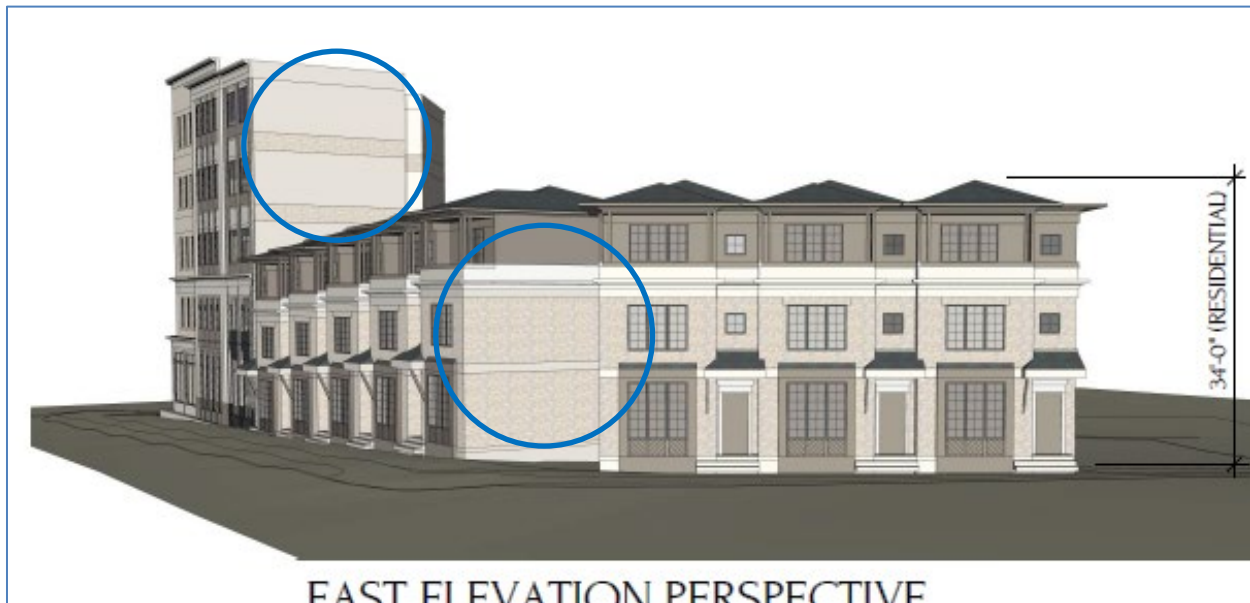
The purpose of the 2019 setback regulation was to provide additional space from the single-family dwellings east on Main Street to accommodate and mitigate higher building heights for development, e.g., 65' for site 10, 70' for site 14, 110' for site 11, etc., while at the same time providing front yard space for utilities. The site has a 10-foot public utility easement surrounding the entire site. The City Engineer does not support the reduced Main Street setback based on the existing utilities, and associated equipment needed to maintain such utilities.

Planning Staff finds that the proposed setback for these three (3) specific townhouses is mitigated based on their proposed building height, approximately 35' which provide a soft transition from the maximum allowed height across Main Street towards the east (limited at 35').

### Design Standards

The proposed amendment provides conceptual designs for the development of the subject property. The conceptual exterior perspectives submitted by the applicant represent a significant amount of brick, which is considered a high-end material. Staff would encourage the use of brick as a primary material as reflected on the submitted exterior

perspectives. Staff recommends adding windows on side of the buildings that are exposed to Main Street (shown below), 1800 South, and Renaissance Towne Drive.



In addition to these design standards, the property is subject to the design standards found in chapter 15 of the Land Use Code. Each of the sites/buildings require individual Architectural and Site Plan Review at which time the details of specific design are to be discussed, reviewed, and approved.

#### Pedestrian Circulation Plan

The approved pedestrian circulation plan includes north/south pedestrian routes along Main Street and Renaissance Towne Drive, with east/west connection occurring along 1500 South, 1800 South, and mid-development. The proposed amendment does not affect the Pedestrian Circulation component approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan).

#### Traffic and Parking

During the 2021 Amendment the applicant submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates were found to be consistent with principles included in the MXD Code standards. Peak parking demand for the office/commercial and residential uses occur at different time allowing for shared use of the parking. The updated 2021 Parking Study was completed using parking rates found in the Institute of Transportation Engineers (ITE), *Parking Generation* 5<sup>th</sup> edition (2019) with updated parking rates, etc. During Architectural and Site Plan review the proposal is reviewed for compliance with the parking requirements. This proposed amendment does not affect the Traffic Impact Study approved in the 2019 Ordinance.

#### Common Area and Open Space

The Development Plan indicates the following:

1. The development shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as common open space. Open space may include any or all the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, and community recreation space.
2. Other types of landscaping may be permitted as approved by the Planning Commission and City Council.
3. A maximum of 50 percent of all open space may be hard surfaced.

The proposal complies with the open space requirement consisting of 15%.

### Site Planning


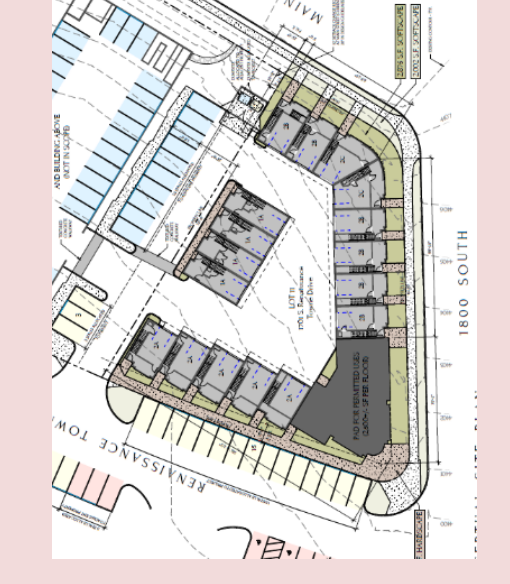
It is not inappropriate for the Planning Commission and the City Council to provide feedback regarding proposed amendments, especially at this time where the applicant requests to amend established parameters: setback, height, use, etc.

Staff recommends the removal of the four (4) 1-bedroom apartment building towards the middle of the development. This small area can accommodate a community gathering space or similar. While Staff supports the diversity in housing type in the introduction of townhouses to the overall development, Staff also recognizes the inefficiency of townhouses compared to an apartment building regarding site circulation (pedestrian/vehicular), access, usable open space, etc., mainly overtaken by the vehicular access to accommodate the 17 townhouses. While it can be shown that open space requirements are met, the site plan itself illustrates the unusable nature of the proposed open spaces and how its not suitable for actual use from future residents. The provided open space is mainly located within the required front yard setback with a miniscule amount of soft open space found in the “interior” portion of the site.





As a point of reference only, the illustration below (former approval) is only used to illustrate the efficiency of the former approval compared to the current proposal. Staff is not advocating for the former approval, but simply uses it for comparison purposes only:

Comparison	Former approval	Proposal
<b>Conceptual Site Plan</b>		
<b>Use:</b>	1 apartment building with 26 units	Non-residential building and 17 townhouses (as described herein)
<b>Max. height:</b>	46 feet	Varies (see height section)
<b>Bldg. Footprint</b>	10,368 sf. / 43% of lot	11,443 sf. / 47% of the lot
<b>Parking spaces onsite</b>	<b>34 parking spaces onsite</b> (26 within the building) (9 surface spaces)	<b>17 parking spaces onsite</b> (1 parking space within each proposed townhouse)
<b>Approx. Driveway</b>	<b>835 sf. / 0.03% of the lot</b>	<b>7,224 sf. / 30% of the lot</b>

While the removal of the proposed 1-bedroom unit building, as recommended by Staff, does not decrease the approx. driveway area of the proposal currently corresponding to 30% of the site, it provides an opportunity for usable open space, in the form of a possible community gathering space. This recommendation allows for further mitigation of the newly requested amount and location of vehicular circulation, which was not discussed in the past as townhouses were not proposed.

Standard of Review

As a matter of procedure, whenever the City Council considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205(B) AMENDMENTS TO THE LAND USE CODE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable

development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purposes of the Land Use Code, the Bountiful City General Plan, or to correct manifest errors.

### **Department Review**

This staff report was written by the Planning Director and reviewed by the City Attorney.

### **Significant Impacts**

The proposed amendment contains a shift in identified uses, additional height for a specific building, reduced setbacks for specific units (3), and additional square footage that is now being proposed from what was approved in 2019, and amended in 2021; however, the proposal is supported by the standards outlined in the Code.

### **Recommendation**

Planning Staff recommends that the Planning Commission review the Renaissance Towne Centre Lot 11 Development Plan Amendment, hold a public hearing, and forward a positive recommendation to the City Council, based on the recommendations found in this staff report.

### **Attachments**

1. RTC Lot 11 Conceptual Site Plan
2. RTC Lot 11 Conceptual Exterior Perspectives
3. [Approved 2021 RTC Development Plan \(web link\)](#)
4. [Current MXD-R Code \(web link\)](#)

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LOT SUMMARY	
DEV. PLAN LOT #:	LOT #11 - MXD-R
POTENTIAL FOOTPRINT:	11,550 S.F.
POTENTIAL SQ.FT.:	41,390 TOTAL S.F. (PAD & TOWNHOUSE)
POTENTIAL # OF FLOORS:	5 AT CORNER PAD AND 3 AT TOWNHOUSE
RESIDENTIAL TOWNHOUSE:	17 TOTAL UNITS = 28,890 TOTAL S.F.
	1 BEDROOM (1A): 4 UNITS EACH AT 1,600 S.F. = 6,400 S.F.
	2 BEDROOMS:
	2A: 5 UNITS EACH AT 1,760 S.F. = 8,800 S.F.
	2B: 6 UNITS EACH AT 1,655 S.F. = 9,930 S.F.
	2C: 2 UNITS EACH AT 1,880 S.F. = 3,760 S.F.
PAD FOR PERMITTED USES:	2,500 S.F. X 5 FLOORS = 12,500 TOTAL S.F.

SITE SUMMARY	
<b>SITE AREAS</b>	
LOT SIZE:	24209 S.F. (0.556 ACRES)
OPEN SPACE:	<b>AREA REQUIRED: 3,631 S.F.</b> 15% OF LOT SIZE REQUIRED
	<b>AREA PROVIDED: 5,355 S.F.</b> SOFTSCAPE PROVIDED: 2,875 S.F. (54% OF TOTAL) HARDSCAPE PROVIDED: 2,480 S.F. (46% OF TOTAL)
	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> HARDSCAPE (WITHIN SITE)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> SOFTSCAPE (WITHIN SITE)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #000; margin-right: 5px;"></span> SOFTSCAPE (ADJACENT TO SITE)</li> </ul>
<b>PARKING STALLS</b>	
RESIDENTIAL:	17 RESIDENTIAL UNITS <b>STALLS REQUIRED: 23</b> (INCLUDES 17 PRIVATE GARAGES) 1.31 STALLS PER UNIT (1.31 x 17) = 22.27 PARKING STALLS
PAD:	OPTION 1: 3 STORY COMMERCIAL BLDG. @ 2,500 SF PER LEVEL <b>PARKING REQUIRED: 18</b> 2.39 STALLS PER 1,000 SF 2.39 x (7,500/1000) = 17.93 PARKING STALLS
	OPTION 2: 5 STORY COMMERCIAL BLDG. @ 2,500 SF PER LEVEL <b>PARKING REQUIRED: 30</b> 2.39 STALLS PER 1,000 SF 2.39 x (12,500/1000) = 29.86 PARKING STALLS
PARKING TOTALS:	OPTION 1: 3 STORY COMMERCIAL BLDG. + RESIDENTIAL <b>PARKING REQUIRED: 41</b>
	<b>STALLS PROVIDED: 44</b> (INCLUDES 17 PRIVATE GARAGES)
	OPTION 2: 5 STORY COMMERCIAL BLDG. + RESIDENTIAL <b>PARKING REQUIRED: 53</b>
	<b>STALLS PROVIDED: 53</b> (44 INCLUDING 17 PRIVATE GARAGES + 9 FROM GREATER DEVELOPMENT)
	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #000; margin-right: 5px;"></span> REGIONS SHADED IN YELLOW INDICATE PARKING STALLS AND DUMPSETERS ALLOCATED TO PROJECT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> REGIONS SHADED IN BLUE INDICATE PARKING STALLS AND DUMPSETERS ALLOCATED TO ADJACENT PROPERTY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> REGIONS SHADED IN RED INDICATE PARKING STALLS ALLOCATED TO ADJACENT PROPERTY</li> </ul>



stamp:

consultant:

RENAISSANCE TOWNE  
CETERM MIXED-USE  
LOT 11  
1701 S. RENAISSANCE TOWNE DRIVE  
BOUNTIFUL, UTAH

project:  
PROJECT STATUS  
**ZONING APPLICATION**  
SEPTEMBER 15, 2022

REVISIONS	
DATE	DESCRIPTION

Project #: 22204.01

**CONCEPTUAL SITE PLAN**

**A001**

**1 CONCEPTUAL SITE PLAN**  
1/16" = 1'-0"



SOUTHWEST CORNER PERSPECTIVE (OVERALL)



SOUTH ELEVATION PERSPECTIVE



EAST ELEVATION PERSPECTIVE



NORTH ELEVATION PERSPECTIVE



WEST ELEVATION PERSPECTIVE



**EDIFICE**  
DESIGN + ARCHITECTURE

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project:

PROJECT STATUS  
**ZONING**  
**APPLICATION**  
SEPTEMBER 15, 2022

REVISIONS	
DATE	DESCRIPTION

Project #: 22204.01

**EXTERIOR  
PERSPECTIVES**

**A901**

# Planning Commission Staff Report

**Subject:** Current Landscaping Standards  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** September 20, 2022



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## Background

On June 21, 2022, the City Council held a Landscaping Ordinance Work Session Discussion as a follow up to the 2022 Water Outlook discussion. During the June 2022 work session, Staff requested direction from the Council in whether the City should amend the Landscaping Ordinance restricting / limiting turf grass (lawn). Weber Basin Water Conservancy District (Weber Basin) currently offers a rebate (\$1.25 per square foot) to residents in qualifying cities within the district's service areas to remove turf in the park-strip areas provided each municipality's ordinances contain certain restrictions.

The Council requested an independent Planning Commission review of the Land Use Code landscaping regulations with a broader view prioritizing 1. aesthetics and 2. water conservation (including the Weber Basin's rebate). On July 19, 2022, the Commission held a work session discussion and provided a collective independent opinion regarding Weber Basin's proposed regulations, the City's current park-strip ordinance, and the City's current landscaping ordinance. The Commission requested additional sample regulations regarding shrubs/trees within single-family or two-family (duplex) dwelling lots. On August 16, 2022, the Planning Commission held a follow-up work session where artificial grass and shrubs/trees were discussed as previously directed.

On August 23, 2022, the Planning Director reported the Commission's independent collective option to the City Council. The Council expressed concerns regarding materials that could have negative impacts on the City's storm drain system as explained within this staff report. The purpose of this item is to finalize the Planning Commission's independent opinion. A public hearing and official recommendation are scheduled to take place on October 4, 2022.

## Analysis

Section I – The text in black is the sample regulations from Weber Basin with the Planning Commission's and City Council's comments in blue:

### Turf Grass (Lawn) limitations

- *Commercial, industrial, multi-family, Planned Residential Unit Developments and institutional landscape projects shall restrict turf grasses to no more than 20% of the irrigable space. (Exceptions available for designated recreation areas).*  
Planning Commission and City Council opinion: Did not find any issues with this requirement.

- *Single-Family residential projects shall restrict turf grasses to no more than 35% of the irrigable space in the front and side yards. Encourage same percentages within the backyard. (Allowances possible for small residential lots).*  
 Planning Commission and City Council opinion: Found that additions to existing Single-Family dwellings should not trigger this regulation but be solely enacted to **new** single-family dwellings.
- *No turf grasses allowed in park strips or areas with widths less than 8-feet.*  
 Planning Commission and City Council opinion: Asked to see if this was an absolute requirement from Weber Basin.

On August 18, 2022 and again on September 15, 2022, Staff spoke with Weber Basin who reiterated that this is indeed an absolute requirement of qualifying for the Flip Your Strip program moving forward.

Irrigation System Design

- *Drip irrigation (with filter and pressure regulator) used in areas where turf grass is not used.*
- *Each irrigation valve shall irrigate landscaping with similar plant materials and watering needs. Turf grass and planting beds shall be irrigated on separate valves. Drip emitters, pop up spray heads, and rotators shall be placed on separate irrigation valves.*
- *WaterSense labeled smart irrigation controllers shall be used for landscaped areas.*

Landscape Installations

- *3-4 inches of mulch (rock, bark, compost, wood chips, etc.) shall be used in planting beds.*
- *Landscapes shall not require more than 50% living plant cover at maturity.*

Planning Commission and City Council opinion: No issues with *Irrigation Systems Design* and *Landscape Installations* requirements as described herein.

Section II – The text in black is the City’s current park-strip ordinance with the Planning Commission’s comments in blue:

- Trees required every 40 feet.  
 Planning Commission and City Council opinion: Confirmed this current requirement.
- 50%, minimum, of the required landscape area to have live vegetation (~~trees~~, shrubs, bushes, ground covers, native grasses etc.) distributed throughout, not clustered or segregated.  
 Planning Commission opinion: Reduce live vegetation requirement to 30% and trees not to be included in the live vegetation requirement. This new direction would require trees and shrubs to be present instead of complying with a significant number of trees without any shrubs.

City Council opinion: Indicated that the appropriate percentage should be 30%-50% and agreed with the new direction in not counting trees towards this requirement.

- Decorative rock material, minimum 1” aggregate, not to exceed the height of the sidewalk, three inches deep in a weed fabric barrier.  
Planning Commission opinion: Confirmed this current requirement and added other materials to allow residents more options including gravel, white quartz rock, lava rock (all maintaining the minimum 1” aggregate requirement in a weed fabric barrier) and bark mulch.

City Council direction: Expressed concerns regarding the lightweight nature of lava rocks and bark mulch within parkstrips, which during windstorms and rainstorms can cause harm to the City’s storm drain systems, which would be consistent with the current material prohibition. Staff recommends adding gravel and white quartz rock as accepted materials as long as it meets the minimum 1” size requirement, and to keep lava rocks and bark mulch as prohibited materials within parkstrips.

- Drip irrigation or similar drip irrigation systems covering the entire area.  
Planning Commission and City Council opinion: Continue to comply with this requirement.
- ~~Prohibited: Bark, lawn clippings, chipped wood, and similar loose material, also white quartz rock, lava rock, gravel, and other material the color of concrete.~~  
Planning Commission opinion: Recommended to amend some prohibited materials to allow residents more options. The Commission considered the effects of material displacement during wind/rain events and is open to prohibiting certain materials after having a better understanding of amount of clogged storm drains, time spent with maintenance, etc.

City Council direction: Same as above.

Note. Staff finds that some areas throughout the City with steeper slopes should not qualify to have smaller rocks, similar material, etc., as these areas are more likely to have issues during windstorms and rainstorms. Staff is currently working with the City Engineer/Public Works Director (as well as Weber Basin) to address this negative impact affecting public storm drains and will have an official recommendation to the Planning Commission on the upcoming meeting scheduled on October 4, 2022 which will result in a recommendation to prohibit certain materials within steeper slopes.

Section III – Regarding the City’s current landscaping ordinance, the Planning Commission indicated that if the City is to follow Weber Basin’s turf grass (lawn) limitations (20% max. for commercial, institutional, and multi-family projects and 35% max. within front and side

yards of Single-Family Residential lots) in order to qualify for the Flip the Strip program, the City would then need to further look into Xeriscape principles to be incorporated.

The City's current landscaping ordinance requires a certain number of trees (street, screening, and ornamental) and a certain number of shrubs based on lot area, landscaping percentage, adjacent uses, etc., within all types of developments, except in single-family or two-family (duplex) dwelling lots. As requested by the Planning Commission during their first work session meeting, Staff provided sample regulations during their subsequent work session. The Commission's collective opinion is found below in blue:

*Affecting commercial, institutional, mixed-use, multi-family developments:*

Planting Design Standards.

- 80% of vegetations are to be planted and maintained in groupings of at least three (3) to increase the microclimate shade area above plant root zones, and to provide a pleasing and balanced aesthetic of plant material massing in the landscape.
- Groupings may consist of straight rows, grids, or triangulation planting patterns.

Water-Wise Plant Materials.

- Plants and trees are to be selected from Weber Basin's recommended plant list.
- These plant materials are suitable for the local climate with respect to temperature ranges and moderate to high drought tolerance.
- Current list includes 146 trees, 236 shrubs, 46 ground covers, etc.
- Include a provision to allow other materials not on the list subject to review by the land use authority (similar to the tree substitution clause already in the current landscaping code).

*Affecting single-family and two-family dwellings:*

The landscaped area in a front yard shall include:

Street Trees.

- The City should consider a regulation similar to current street trees required for commercial developments, with a lesser rate.
- A minimum of two (2) trees per lot/unit.

Additional Vegetation.

- 50% coverage of plant materials using a combination of shrubs, annual plants, perennial plants, ground cover, and/or turf grass (natural or artificial).
- Plants and trees to be selected from Weber Basin's recommended plant list.
- Include a provision to allow other materials not on the list subject to review by the land use authority (similar to the tree substitution clause already in the landscaping code).

*Affecting all required trees:*

Additional Tree Standard (height).



- Two-inch (2”) caliper of deciduous trees to be measured at 48”.
- Coniferous trees to be measured at 48”.
- All heights to be measured from the finished landscape surface.

The City Council did not object or indicate concerns with these listed possible standards found in this section.

Section IV – Artificial Grass. The City does not allow artificial grass per the current definition of Landscaping (*the addition of lawns, trees, plants, and other natural decorative features to land*) and Xeriscape (*a type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape.*).

The Commission’s collective opinion is found below in blue:

Allow artificial grass subject to the following principles:

Location

- May be used anywhere on a residential lot except for the parkstrip.
- 2-foot separation between the edge of the turf and vegetation.

Type

- Selected material must have lifelike individual blades of grass that emulate natural turf in look and color. The use of indoor or outdoor plastic or nylon carpeting is not allowed.
- Pile height must be at least 1.5 inches.
- A minimum eight-year manufacturer’s warranty that protects against color fading and decreased pile height to be required.

Installation and Maintenance.

- Follow all manufacturer’s recommendations regarding grading, compaction, anchoring, drainage, etc.
- A solid barrier device such as a concrete mow strip, sidewalk, driveway, or bender board is required to separate artificial turf areas from planters, live vegetation, and property boundaries.
- Should be visually level, with the grain pointing in a single direction.
- All edges must be trimmed to fit against all regular and irregular edges to resemble a natural look.
- Appropriate water permeability
- To be cleaned regularly and maintained in an appropriate and neat manner. If it is worn, uneven, discolored, or damaged it needs to be replaced.

The City Council did not object or indicate concerns with these listed possible standards found in this section.

### Additional

Re-landscaping a yard / site and any concrete flatwork (or similar) does not require a permit through the City. A permit is only required when excavation (soil removal) takes place or when existing grade is significantly changed.

### **Department Review**

This staff report was written by the Planning Director and reviewed by the City Engineer, and the City Attorney.

### **Significant Impacts**

Amending the Code could create a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code may have a greater impact in the City's Code Enforcement program as there would be additional parameters to enforce.

### **Recommendation**

Staff requests that the Planning Commission review the possible standards in preparation for the upcoming public hearing and official recommendation to the City Council scheduled on October 4, 2022.

### **Attachments**

None